

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

1 Miriam Close, Narre Warren Vic 3805

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&amp;

\$704,000

## Median sale price

Median price \$638,500

House

X

Unit

Suburb Narre Warren

Period - From 01/01/2018

to 31/03/2018

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 25 Shiraz Cr NARRE WARREN 3805	\$670,000	25/04/2018
2 18 Amber Cr NARRE WARREN 3805	\$670,000	14/04/2018
3 37 Bosco Cl NARRE WARREN 3805	\$670,000	12/02/2018

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

1 Miriam Close, Narre Warren Vic 3805

BELL REAL ESTATE

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4 2 2

Rooms:

Property Type: House

Land Size: 633 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$704,000

Median House Price

March quarter 2018: \$638,500

## Comparable Properties



25 Shiraz Cr NARRE WARREN 3805 (REI)

Agent Comments

4 2 2

Price: \$670,000

Method: Private Sale

Date: 25/04/2018

Rooms: 6

Property Type: House

Land Size: 651 sqm approx



18 Amber Cr NARRE WARREN 3805 (REI)

Agent Comments

4 2 2

Price: \$670,000

Method: Auction Sale

Date: 14/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 656 sqm approx



37 Bosco CI NARRE WARREN 3805 (REI/VG)

Agent Comments

4 2 3

Price: \$670,000

Method: Private Sale

Date: 12/02/2018

Rooms: -

Property Type: House

Land Size: 630 sqm approx